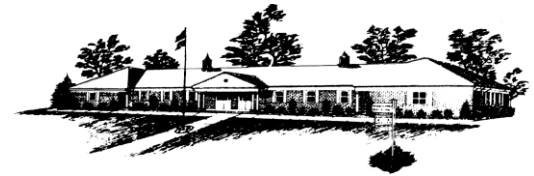


Village of Hales Corners

5635 S. New Berlin Road
Hales Corners, WI 53130
Phone: (414) 529-6161
Fax: (414) 529-6179
www.halescorners.org



James R. Ryan Municipal Building

**PLAN COMMISSION
Meeting Agenda/Notice
December 16, 2024 (Monday) - 6:30 PM**

Notice is hereby given that the Plan Commission of the Village of Hales Corners will meet at the above date and time, at the James R. Ryan Municipal Building (5635 S. New Berlin Rd).

Notice is given that a majority of the Village Board may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This would constitute a meeting of the Village Board per State *ex rel. Badke v. Greendale Village Board* even though the Village Board will not take formal action at this meeting.

Discussion and possible action by Commission on agenda items.

- 1.0 Roll Call
- 2.0 Minutes – November 18, 2024
- 3.0 Site Plan Review – 5321 S. 108th Street, Tee Time Social
- 4.0 Update on Planning Services Contract agreement
- 5.0 Adjournment


Sandra M. Kulik, Administrator
December 3, 2024

Note: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services by contacting the Clerk's Office, 414-529-6161.

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 Roll Call** – Present: Commissioners: S. Bigler, M. Eternicka, A. Fritz, S. Riemer and Chair D. Besson. Commissioner P. Fedele and C. Stipe absent. Staff: Village Administrator S. Kulik. Audience (0).
- 2.0 Minutes – September 16, 2024 - Motion** (Fritz, Riemer) to approve minutes as presented: motion passes 5-0-2.
- 3.0 Review & Recommendation on Village Planning Services** – S. Kulik reviewed the proposals received.
D. Besson reviewed his scoring and commented that the Cedar proposal did not include the required pricing for 2025 – 2027 and only listed current rates for 2024, therefore, he scored them a zero in that category.
M. Eternicka commented on his score and reported that both looked capable, however the Cedar proposal appeared to have some hastily gathered images that were a bit blurry. He also noted the lack of pricing.
S. Riemer commented on his score.
A. Fritz commented on his score.
S. Bigler commented on his score and inquired about whether Graef had been solicited for a proposal. S. Kulik commented that it was a mutual parting of the ways and that the reason the Village needed a new planner was in part due to their departure.
S. Kulik reported that based upon the scoring average, MSA received a score of 79 and Cedar scored with an average of 63.
Motion (Eternicka, Bigler) to recommend MSA to the Village Board for approval; motion passes 5-0-2.
- 4.0 Adjournment - Motion** (Eternicka, Riemer) to adjourn at 7:00 p.m.; motion passes 6-0-1.

Sandra M. Kulik, Administrator/Clerk



Village of Hales Corners Plan Commission

Memorandum

DATE: December 16, 2024

AGENDA 4.0 - Plan Commission Application Site Plan Review for new signage for Tee Time Social

A. PURPOSE

- 1) Consider for approval the Plan Commission Application for Site Plan Review of new signage for Tee Time Social, located at 5321 S. 108th Street – request for 32 square foot lighted sign in the Hales Corners Plaza Shopping Center

B. BACKGROUND – (Property is Zoned B-1, General Business)

Tee Time Social has requested a 32 square foot sign for their façade. The submitted paperwork does not include façade length, however, the proposed sign is under the minimum façade length allowable square footage. The proposed lighting includes a regulator for illumination as part of the proposal.

C. APPLICABLE CODE SECTIONS OF THE PROPOSED SIGNAGE

Hales Corners Code - §445-11.9 E (1) – Multiple-tenant business site, four units or more with individual entrances. Allowed: One sign per tenant, façade length 25 feet or less, allowable square footage of 40 feet.

D. ISSUES FOR CONSIDERATION

1. The sign as proposed is less than the allowable signage as proposed at 32 square feet.
2. The sign as proposed includes a dimmer control switch to regulate lumens should a complaint arise.



Village of Hales Corners

5635 S. New Berlin Rd, Hales Corners, WI 53130

Plan Commission Application

Unless otherwise noted all Plan Commission meetings will be held the 3rd Monday of each month at 6:30pm at Hales Corners Village Hall.

All applications are due 45 days prior to the Plan Commission meeting.

Proposed Project Details: proposal, plan of operation, hours of operation, frequency of deliveries to site, number of employees, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials for sale, etc), number of employees per shift, number of parking stalls, and any other information that is available. (Please submit attachment)

APPLICANT

Name: Tree Time Social

Company: _____

Address: 5321 S. 108th St

City: HC State: _____ Zip: _____

Phone No: 414-557-1382

Email: Industry4@gmail

PROPERTY INFORMATION

Property Address: 5321 S. 108th

Tax Key Number: _____

Current Zoning: B-2

Property Owner: MLG

Property Owner's Address: _____

Existing Use of Property: _____

APPLICANT IS REPRESENTED BY

Name: Bill Hoag

Address: City Screen 1910 S. 8th

City: MILC State: _____ Zip: _____

Phone No: 414-771-1414

Email: info@cityscreenprint.com

Note: Representative's address will be used for all official correspondence

Please reference our Zoning Code-Chapter 445 of the Village Municipal Code for more details.

APPLICATION TYPE-CHECK ALL THAT APPLY

- ☒ Site Plan Review - \$350
- ☐ Temporary Use - \$300
- ☐ Conditional Use Permit - \$200
- ☐ Sign Plan Review (w/electronic message board) - \$200
- ☐ Zoning Code or Map Change/Amendment - \$300
- ☐ Planned Unit Development/Amendment - \$200
- ☒ Special Meeting - \$200
- ☐ Preliminary Subdivision Plat - \$400
- ☐ Final Subdivision Plat - \$200
- ☐ Certified Survey Map - \$125
- ☐ House or Building Moving Approval - \$200
- ☐ Storm Water Management Application - \$200
- ☐ Bed & Breakfast Conditional Use Permit - \$200

By signing this application I hereby acknowledge the application fees shall be paid at the time of submittal which are **NON-REFUNDABLE** and that any further fees, costs or charges incurred by the Village shall be the responsibility of the applicant. If such fees are not paid they will go through the tax roll process and have the potential be placed on the property taxes for that year.

Signature: Bill Hoag Date: 11/27/24

For Office Use Only:

Date Submitted: 11/27/24
Amount Paid: 550.00
Accepted By: 8722
Revision Date: 08/15/2021

Plan Commission Date: 12/16/24
Public Hearing Date: _____
Plan Commission Action: _____
Publication Notice Date: _____

Village Board Action: _____ Approve _____ Deny _____ Other _____
Date: _____
Zoning Amendment Publication Date: _____

MAIN SIGN

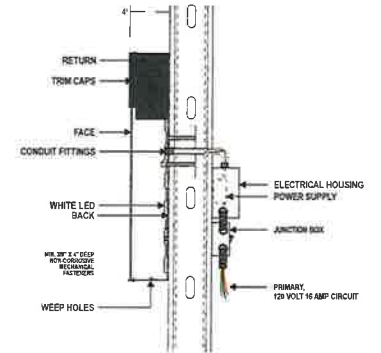
- TRIM: 1"; PRE-FINISHED BLACK
- FACES: 3/16" 7328 WHITE ACRYLIC WITH PRINTED VINYL
- RETURNS: 4" DEEP, .040 ALUMINUM; PRE-FINISHED BLACK
- BACKS: .063" ALUMINUM; STANDARD STOCK COLOR
- ILLUMINATION: ILLUMINATED WITH WHITE LEDS
- POWER SUPPLIES: REMOTE-HOUSED IN TRANSFORMER CAN
- MOUNTING: DIRECT MOUNTED

PROJECT: Tee Time Social
LOCATION: 5321-A S 109th St
CITY/STATE: Hales Corners, WI
DATE: 11.08.2024
SALES / PM: BILL HOAG
DESIGNER: RAYMOND CRIVELLO



SIGN LAYOUT

SCALE: NOT TO SCALE



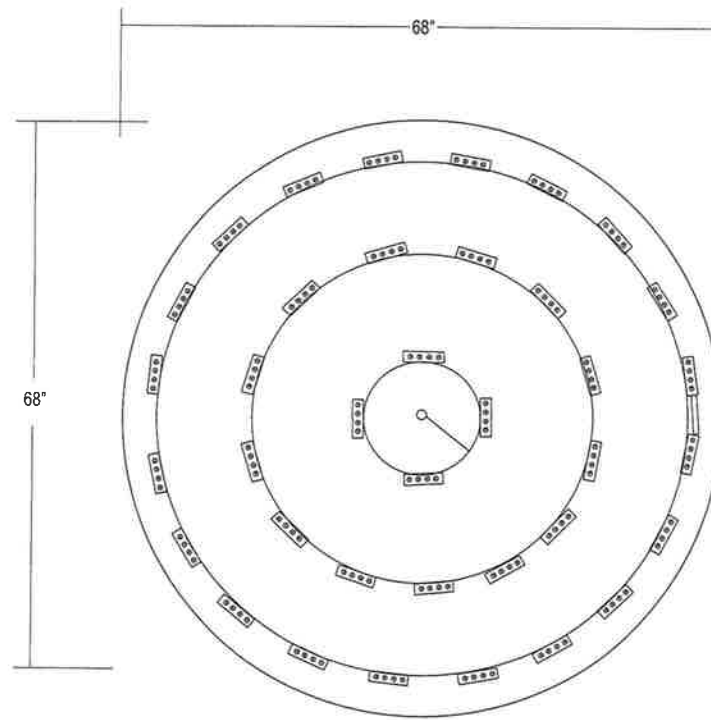
SECTION DETAIL

SCALE: NOT TO SCALE

**City Screen Print
& Embroidery**

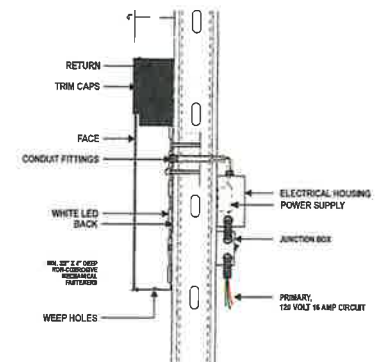
LIGHTING SCHEMATICS

- 701269-5W124VL5-MB
- 1D Power Supply Output
- 12VDC 1.5W MM/YY/XXX
- 6500K
- Dimmer Control Switch
- LED Illumination



SIGN LAYOUT

SCALE: NOT TO SCALE



SECTION DETAIL

SCALE: NOT TO SCALE

PROJECT: Tee Time Social
 LOCATION: 5321-A S 108th St
 CITY/STATE: Hales Corners, WI
 DATE: 11.05.2024
 SALES / PM: BILL HOAG
 DESIGNER: RAYMOND CRIVELLO

**City Screen Print
& Embroidery**

DISTANCE BETWEEN EXISTING SIGNS

- CRUNCH FITNESS - 144 FEET
- TEE TIME SOCIAL
- PAPA MURPHY'S PIZZA - 54 FEET



PROJECT: Tee Time Social
LOCATION: 5321-A S 108th St
CITY/STATE: Hales Corners, WI
DATE: 11.06.2024
SALES / PM: BILL HOAG
DESIGNER: RAYMOND CRIVELLO

SIGN DISTANCES

SCALE: NOT TO SCALE

SECTION DETAIL

SCALE: NOT TO SCALE

**City Screen Print
& Embroidery**

SIGN

(Application)

VILLAGE OF HALES CORNERS

5635 S. New Berlin Road

Hales Corners, WI 53130

P:414-529-6161/F:414-529-6179

www.halescorners.org

Permit No. _____

Tax Key: _____

***PLEASE PRINT

Building Address: 5321 S. 108th Street - Hales Corners, WI	Business Name: Tee Time Social
Contractor : City Screen Print Sign Department	Tenant Contact: Panagiotis Panagos Jr.
Address/City/State/Zip 1910 S. 81st Street - Milwaukee, WI 53219	Phone No. 414-551-1382
Email info@cityscreenprint.com	Email sindustry4@gmail.com
Phone No. 414-771-1414	Property Owner Name/Phone: Hales Corners Plaza LLC 262-527-4076

ZONING: _____**NUMBER & TYPE OF EXISTING SIGNS IF ANY:** _____**SIGN IS:** ☐ **Temporary -14 days (\$30)** **DATES:** _____

Proposed Square Footage of Signage (cannot exceed 35 square feet in area):

Type of Material (submit scale colored drawing/photo): _____

Location of Signage (Building or Site): _____

☒ **Permanent (\$1.50 per sq. ft. of area NOTE: Round SF up to next whole number -\$60 minimum)\$ 60.00**

Proposed Square Footage of Signage: 32

Type of Material (submit scale colored drawing/photo): Aluminum/Acrylic/Plastic

Location of Signage (Building or Site): Front of Building above Lattice

Number of existing Signs: on entire building 10 510 sq. ft.

Type of Sign (circle): Monument / Building / Pylon Other: Channel Back Lit

Height to top of sign: 212 inches Height to Lower edge of sign 144 inches

Is the sign illuminated (circle): YES / NO -----If so, Electrical permit is required.

It is hereby agreed between the undersigned and the Village of Hales Corners that all work performed as herein described shall be completed in strict compliance with the Village of Hales Corners Municipal Code and all laws of the State of Wisconsin relating to such work. Furthermore, by signing this application, or by authorizing an agent to sign this application, the owner/tenant acknowledges that an inspection or inspections of the work herein described are required and consents to the entry onto the subject property by an employee of the Village of Hales Corners to perform all necessary inspections. Said inspection(s) shall only be made at reasonable times and by appointment or notice. **Complete all areas on application.**

Applicant's Signature: _____ Date: _____

Property Owner Signature (**Required if different from Applicant**): Nick De La Paz Date: 11/27/2024
 Property Manager, as agent

FOR OFFICE USE ONLY Approved By: [Signature] Date: 11/27/24
 Issued By: _____ Date: _____